

2010
UTAH STATE LEGISLATURE
DECLARATION OF CANDIDACY

of

Wayne Niederhauser
(Print name exactly as it is to be printed on the official ballot. No amendments or modifications after March 19, 2010)

for the office of State Senate for the 9th district

STATE OF UTAH

County of Salt Lake } ss.

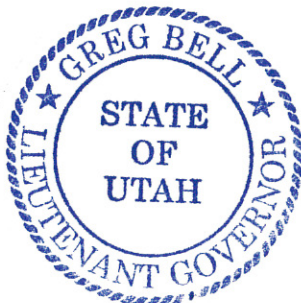
I, Wayne Niederhauser, declare my intention of becoming a candidate for the office of State Senate for the 9th district as a candidate for the Republican party. I do solemnly swear that: I will meet the qualifications to hold the office, both legally and constitutionally, if selected; I reside at 3182 E Granite Woods Lane in the City of or Town of, Sandy, Utah, Zip Code 84092, Phone No. 801-742-1606; I will not knowingly violate any law governing campaigns and elections; I will file all campaign financial disclosure reports as required by law and I understand that failure to do so will result in my disqualification as a candidate for this office and removal of my name from the ballot. The mailing address that I designate for receiving official election notices is P.O. Box 901136, Sandy, UT 84090-1136

wniederhauser@gmail.com wayneniederhauser.com
E-mail address Website

Wayne Niederhauser
Signature of Candidate (Must be signed in the presence of the filing officer)

Subscribed and sworn to before me this Mar 12 2010
(month/day/year)

Jim Hadley
(Officer qualified to administer oaths)



(Seal)

Lieutenant Governor Mar 2010

Received

MAR 12 2010

Greg Bell
(Date Received)
Lieutenant Governor

QUALIFICATION FOR CANDIDATE FILING DECLARATION

(Utah Code Section 20A-9-201)

Please initial:

JD The filing officer read the constitutional and statutory requirements as listed below to me, and I meet those qualifications.

JD I understand that my name will appear on the ballot as it is printed on this declaration of candidacy, and that I may not make any amendments or modifications after March 19, 2010.

JD I have received a copy of Section 20A-7-801 regarding the Statewide Electronic Voter Information Website Program and its applicable deadline.

JD I have received a copy of the pledge of fair campaign practices, and I understand that signing this pledge is voluntary.

JD I agree to file all campaign financial disclosure reports, including the report due seven days before my political convention, and I understand that failure to do so may result in my disqualification as a candidate for this office and removal of my name from the ballot.

Walter Anderson
Signature of Candidate
Tom Hadley
Signature of Filing Officer

Mar 12, 2010
Date
Mar 12 2010
Date

QUALIFICATIONS

Before the filing officer accepts any declaration of candidacy, the filing officer shall read to the candidate the constitutional and statutory requirements for candidacy, and the candidate shall state whether he/she fulfills the requirements. If the candidate indicates that he/she does not qualify, the filing officer shall decline his/her declaration of candidacy. (Utah Code Section 20A-9-201, 202)

UTAH SENATE AND REPRESENTATIVE

Utah Constitution Article VI, Section 5 and 6

- U.S. Citizen
- At least 25 years old at the filing deadline
- Three-year consecutive resident of Utah at the filing deadline
- Six-month consecutive resident of the district from which elected at the filing deadline
- Qualified voter in the district from which the person is chosen*
- Never convicted of a felony**
- Pay filing fee of \$26.30 (Senator) or \$13.20 (Representative).
- No person holding any public office of profit or trust under authority of the United States, or of this State, shall be a member of the Legislature; provided, that appointments in the State Militia, and the offices of notary public, justice of the peace, United States commissioner, and postmaster of the fourth class, shall not, within the meaning of this section, be considered offices of profit or trust.

* A qualified voter (1) is a citizen of the United States; (2) is a resident of Utah; (3) will, on the date of that election: be at least 18 years old, and have been a resident of Utah for 30 days immediately before that election; 4) and has registered to vote.

** A person convicted of a felony loses the right to hold office until (1) all felony convictions have been expunged, OR (2) ten years have passed since the most recent felony conviction AND the person has paid all court-ordered restitution and fines AND the person has completed probation, been granted parole, or completed the term of incarceration associated with the felony.



2010

STATE OF UTAH

PLEDGE OF
FAIR CAMPAIGN PRACTICES

(UCA § 20A-9-206)

There are basic principles of decency, honesty, and fair play which every candidate for public office in the State of Utah has a moral obligation to observe and uphold, in order that, after vigorously contested but fairly conducted campaigns, our citizens may exercise their right to a free election, and that the will of the people may be fully and clearly expressed on the issues.

THEREFORE:

I SHALL conduct my campaign openly and publicly, discussing the issues as I see them, presenting my record and policies with sincerity and frankness, and criticizing, without fear or favor, the record and policies of my opponents that I believe merit criticism.

I SHALL NOT use nor shall I permit the use of scurrilous attacks on any candidate or the candidate's immediate family. I shall not participate in or nor shall I permit the use of defamation, libel, or slander against any candidate or the candidate's immediate family. I shall not participate in nor shall I permit the use of any other criticism of any candidate or the candidate's immediate family that I do not believe to be truthful, provable, and relevant to my campaign.

I SHALL NOT use nor shall I permit the use of any practice that tends to corrupt or undermine our American system of free elections, or that hinders or prevents the free expression of the will of the voters, including practices intended to hinder or prevent any eligible person from registering to vote or voting.

I SHALL NOT coerce election help or campaign contributions for myself or for any other candidate from my employees or volunteers.

I SHALL immediately and publicly repudiate support deriving from any individual or group which resorts, on behalf of my candidacy or in opposition to that of an opponent, to methods in violation of the letter or spirit of this pledge. I shall accept responsibility to take firm action against any subordinate who violates any provision of this pledge or the laws governing elections.

I SHALL defend and uphold the right of every qualified American voter to full and equal participation in the electoral process.

I, the undersigned, candidate for election to public office in the State of Utah, hereby voluntarily endorse, subscribe to, and solemnly pledge myself to conduct my campaign in accordance with the above principles and practices.

Name: Wayne Niederhager Office: State Senate Dist 9

Signature: Wayne Niederhager Date: March 12, 2010

*This is a voluntary pledge. Candidates are not required to sign this pledge of fair campaign practices.

*This document is considered a public record and will be retained for public inspection until 30 days following the election.

Received

MAR 12 2010

Greg Bell
Lieutenant Governor

2010
CANDIDATE CONFLICT OF INTEREST FORM
for

Wayne Niederhauser
(Print name exactly as it is on the Declaration of Candidacy)

for the office of State Senate District 9

Note: This form must be filed at the time of candidacy declaration. No changes may be made after March 19, 2010.

1. Primary employer

Name and address <u>CWB Property Management</u> <u>9067 S 1300 W #303</u> <u>West Jordan, UT 84088</u>	Brief description of employment <u>Real Estate</u> <u>management</u>	Occupation and job title, if applicable <u>Broker</u>
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2. Each entity which you own or of which you are an officer

Name of entity <u>See Attached</u>	Type of activity conducted by the entity	Your position/interest in the entity
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3. Each entity that has paid \$5,000 or more to you in the one year before the date of this form

Name of entity <u>See Attached</u>	Type of activity conducted by the entity
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4. Each entity in which you hold any stocks or bonds having a fair market value of \$5,000 or more as of the date of this form (does not include funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds)

Name of entity <u>None</u>	Type of activity conducted by the entity
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5. Organization or entity, other than listed above, for which you serve on the board of directors or in any other formal advisory capacity

Name of entity	Type of activity conducted by the entity	Your position/interest in the entity
Envision Utah Criminal Justice Advisory Council	Regional Planning Criminal Justice	Board member Board member

6. Real property in which you hold an ownership or other financial interest that you believe may constitute a conflict of interest

Description of real property	Description of interest held

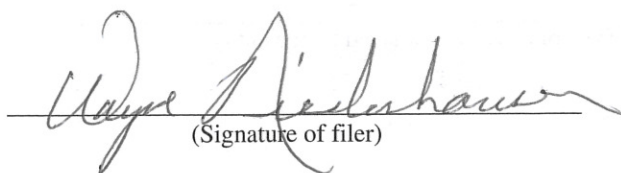
7. Information for your spouse and any other adult residing in your household that is not related to you by blood or marriage, as applicable

Name	Brief description of employment	Occupation
Melissa Niederhauser	Canyons School District	Recess Aid

8. (Optional) Description of any other matter or interest you believe may constitute a conflict of interest

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I believe this form is true and accurate to the best of my knowledge.


(Signature of filer)

March 12, 2010
(Date)

Received

MAR 12 2010

Greg Bell
Lieutenant Governor

2 ENTITY

Aspen Development Corporation	Management Company	President
Carriage Investment LC	Real Estate Development	Management
CJW Capital LLC	Real Estate Development	Management
CMN Investment LLC	Holding Company	Management
Commercial Asset Management LC	Real Estate Development	Management
CW Management Corporation	Real Estate Development	Vice President
CWB Property Management LLC	Property Management	Member
DGWW LC	Real Estate Development	Management
Franklin Homes Inc.	Home Building	Secretary/Treasurer
GMMN Holdings LLC	Real Estate Development	Management
Granite Assets LP	Holding Company	Partner
Jordan Development LLC	Real Estate Development	Management
LVI LLC	Real Estate Development	Management
Mansell & Associates Inc	Real Estate Broker	Secretary/Treasurer
MCN Capital LLC	Real Estate Development	Management
Old Mill Capital LLC	Real Estate Development	Management
Salem Capital LLC	Real Estate Development	Management
Sandy Willows LLC	Real Estate Development	Management
South Towne Ridge LC	Real Estate Development	Management
SpringView Capital LLC	Real Estate Development	Management
Springview Farms Homeowners Association, Inc	Homeowners Association	Trustee
Steam Mill Capital LP	Holding Company	Partner
Stonefly Development Corporation	Real Estate Development	Director
Sunrise Capital LLC	Real Estate Development	Management
SV Capital LLC	Holding Company	Management
Wayne L. Niederhauser Family Limited Partnership	Holding Company	Partner
West Jordan Gateway LLC	Real Estate Development	Management
West Jordan Gateway Office Park Association, Inc	Homeowners Association	Trustee
Willow View Cove Homeowners Association Inc.	Homeowners Association	Trustee

3 Paid \$5000

Aspen Development Corporation	Management Company
Wayne L. Niederhauser Family Limited Partnership	Holding Company
CW Management Corporation	Real Estate Development
CWB Property Management LLC	Property Management
State of Utah	Senator
Granite Assets LP	Holding Company
Stonefly Development Corporation	Real Estate Development

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Greg Bell
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